

166.0

0004

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
784,600 / 784,600  
784,600 / 784,600  
784,600 / 784,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		CLIFF ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VANDERPILE KURT H & MELINA A	
Owner 2:	
Owner 3:	

Street 1: 30 CLIFF ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: DOBBS J NORMAN--ETAL -
Owner 2: JARZAVEK JOHN B -

Street 1: 30 CLIFF ST
Twn/City: ARLINGTON
StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1912, having primarily Stucco Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	329,500	3,600	451,500	784,600		110196
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

Total Card / Total Parcel	784,600 / 784,600
PRIOR ID #1:	110196
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	12/11/20 02:54:56
LAST REV DATE:	08/15/18 09:18:52
MMCMAKIN:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,400	3600	7,500.	451,500	784,500	784,500	Year End Roll	12/18/2019
2019	101	FV	283,900	3600	7,500.	451,500	739,000	739,000	Year End Roll	1/3/2019
2018	101	FV	283,900	3600	7,500.	399,900	687,400	687,400	Year End Roll	12/20/2017
2017	101	FV	283,900	3600	7,500.	335,400	622,900	622,900	Year End Roll	1/3/2017
2016	101	FV	283,900	3600	7,500.	335,400	622,900	622,900	Year End	1/4/2016
2015	101	FV	251,400	3600	7,500.	290,300	545,300	545,300	Year End Roll	12/11/2014
2014	101	FV	251,400	3600	7,500.	280,600	535,600	535,600	Year End Roll	12/16/2013
2013	101	FV	251,400	3600	7,500.	267,000	522,000	522,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOBBS J NORMAN-	57110-357		7/8/2011		540,000	No	No		
	12699-658		9/13/1974		44,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/12/2018	200	Add Bath	33,000	C					7/19/2018	MEAS&NOTICE	CC	Chris C
9/12/2011	1110	Manual	5,000					Construct field st	7/3/2012	Left Notice	JBS	JOHN S
									10/15/2011	MLS	EMK	Ellen K
									10/24/2008	Meas/Inspect	345	PATRIOT
									1/21/2000	Inspected	276	PATRIOT
									12/17/1999	Mailer Sent		
									12/7/1999	Meas. Denied	243	PATRIOT
									7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																														
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:																											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall: %	OthrFix:	Rating:	RESIDENTIAL GRID																																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	<b>OTHER FEATURES</b>				Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:																											
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1																										
Grade: C+ - Average (+)	Year Blt: 1912	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1	UAT	SFL	FFL	BMT																										
Jurisdict:	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRs	FL	28	7	HST	FFL																										
<b>INTERIOR INFORMATION</b>				Functional:	%	Economic:	%	Interior:	1	6	2		28																													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: A - Typical	Special:	%	Override:	%	Additions:																																		
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 15 %	Bsmnt Flr: 12 - Concrete					Kitchen:																																		
Subfloor:	Bsmnt Gar:		Electric: 3 - Typical					Baths:																																		
			Insulation: 2 - Typical					Plumbing:																																		
			Int vs Ext: S					Electric:																																		
			Heat Fuel: 2 - Gas					Heating:																																		
			Heat Type: 3 - Forced H/W					General:																																		
# Heat Sys: 1	% Heated: 100	% AC:	NBHD Inf: 1.00000000					Totals	1	6	2																															
Solar HW: NO	Central Vac: NO	% Com Wall:	NBHD Mod:																																							
		% Sprinkled:	LUC Factor: 1.00																																							
			Adj Total: 477468					WtAv\$/SQ:	AvRate:	Ind.Val																																
			Depreciation: 148015					Juris. Factor:		Before Depr:	172.94																															
			Depreciated Total: 329453					Special Features: 0		Val/Su Net:	112.77																															
								Final Total: 329500		Val/Su SzAd	172.51																															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																		
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 166.0-0004-0005.0																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																									
2	Frame Shed	D	Y	1	6X8	A	FR	1980	0.00	T	39	101																														
3	Garage	D	Y	1	12X19	A	AV	1920	25.96	T	40	101			3,600		3,600																									
More: N	Total Yard Items:	3,600		Total Special Features:								Total:	3,600																													
<b>SKETCH</b>																																										
<table border="1"> <tr> <td>4</td><td>SFL</td><td>22</td> </tr> <tr> <td>6</td><td>FFL</td><td></td> </tr> <tr> <td colspan="2"></td><td>7</td> </tr> <tr> <td colspan="2"></td><td>HST</td> </tr> <tr> <td colspan="2"></td><td>FFL</td> </tr> <tr> <td colspan="2">28</td><td></td> </tr> <tr> <td colspan="2">28</td><td></td> </tr> <tr> <td>2</td><td>4</td><td>8</td> </tr> <tr> <td colspan="2">OFFP</td><td>18</td> </tr> </table>																4	SFL	22	6	FFL				7			HST			FFL	28			28			2	4	8	OFFP		18
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2	4	8																																								
OFFP		18																																								
<b>SUB AREA</b>																																										
<b>SUB AREA DETAIL</b>																																										
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																
FFL	First Floor	1,004	157.220	157,845																																						
SFL	Second Floor	808	157.220	127,031																																						
BMT	Basement	784	47.160	36,977																																						
UAT	Upper Attic	196	62.890	12,326																																						
HST	Half Story	98	157.220	15,407																																						
OFFP	Open Porch	32	46.130	1,476																																						
Net Sketched Area: 2,922				Total:	351,062																																					
Size Ad	1910	Gross Are	3608	FinArea	1910																																					
<b>IMAGE</b>																																										
<b>AssessPro Patriot Properties, Inc</b>																																										